

11/24 Mina Wylie Crescent, Gordon, ACT, 2906

LUTON

Townhouse For Sale

Wednesday, 21 August 2024

11/24 Mina Wylie Crescent, Gordon, ACT, 2906

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

Rare Offering - Ideal First Home

This contemporary town residence welcomes you with its warm and inviting ambiance. Featuring a striking split-level design, soaring high ceilings, and distinct living areas, the home is further elevated by sleek flooring and fresh paint throughout.

From the moment you step inside, family living is redefined with the open-plan lounge and dining area, seamlessly connecting to a modern, well-equipped kitchen. The split-level layout elegantly separates the kitchen and living spaces from the bedrooms and bathrooms above.

The accommodation offers two spacious bedrooms, each with built-in robes. The master bedroom is complemented by a luxurious ensuite, while the large garage provides ample storage and internal access for added convenience.

This sought-after elevated town residence is just a short commute to Lanyon Shopping Centre, Gordon Shops, Gordon Primary School, Gordon Pond, and South Point Shopping Centre, where you'll find public service departments, award-winning restaurants, and numerous delightful cafes.

Features

- 2 Bedrooms | 2.5 Bathrooms | 1 Garage | 1 Allocated Car space
 - Boutique complex, on a quiet street
 - Two spacious bedrooms, each with built-in robes
 - Open-plan living and dining area with stunning high ceilings
 - A perfect blend of style, comfort, and functionality
 - Fully equipped kitchen with gas cooking, dishwasher, and walk-in pantry
 - Two modern bathrooms, including a family-sized laundry and bathtub
 - Floor to ceiling tiles in bathrooms
 - Split system heating and cooling in living and bedrooms
 - Powder room downstairs for guests
 - Large garage with ample storage options and internal access
 - Private, enclosed entertaining courtyard
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- Living: 92sqm
 - Garage: 24m²
 - Total: 116m²
 - Courtyard: 16 sqm
 - Year of Build: 2018
 - EER: 6 Stars
 - Body Corporate: \$662.20 per quarter (including sinking fund)
 - Rates: \$322.13 per quarter
 - Land Tax: 537.78 per quarter (if used for investment)
 - Rental Appraisal: \$535 per week